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WARRANTY DEED

028553

KNOW ALL MEN BY THESE PRESENTS, THAT I, EDWARD L. SALMON, of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **DAVID A. GELLER and CATHY J. SHOREY**, both of Waterville, County of Kennebec State of Maine, whose address is 18 Silver street, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey **WITH WARRANTY COVENANTS**, to **DAVID A. GELLER and CATHY J. SHOREY**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land, with the buildings thereon, situated in Waterville, in the County of Kennebec, State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pin on the south side of Eaton Drive, which marks the northwesterly corner of Lot No. 40 on Plan of Eaton Drive by Ralph G. Knowlton, C.E., dated July 7, 1958 duly recorded in Kennebec County Registry of Deeds; thence in a southerly direction along the west side of said Lot No. 40 a distance of one hundred eleven and eight tenths (111.8) feet; thence turning at right angles and running westerly in a line parallel with the south side of said Eaton Drive to an iron pin marking the southeasterly corner of Lot #38 on said Plan; thence running at right angles northerly along the east side of said Lot #38 a distance of one hundred ten (110) feet, more or less, to an iron pin on the south side of said Eaton Drive; thence turning easterly along the south side of said Eaton Drive, a distance of one hundred (100) feet to the point of beginning. Being Lot #39 on said recorded Plan of Eaton Drive.

The above described parcel of land is conveyed subject to certain restrictions and covenants as recited in a deed from A. Raymond Robers, et al to Alfred J. Carey, dated January 27, 1959 recorded in Kennebec Registry of Deeds Book 1160 Page 109.

This deed is subject to the following additional restrictive covenant, which covenant shall be deemed to run with the land;

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The within Grantees, their heirs and assigns, shall grant no easement of any nature whatsoever effecting the within described premises without the consent of Robert J. Carey his heirs and assigns, such consent to be evidenced solely by the joinder of the Robert J. Carey his heirs or assigns to the instrument conveying such easement.

Being the same premises conveyed to the herein Grantor by Warranty Deed of Edward L. Salmon and Marcia S. Salmon, dated November 21, 1994 and recorded in the Kennebec Registry of Deeds, at Book 4814 Page 8.

Subject however to an easement to Central Maine Power Company dated August 26, 1976 and recorded in the Kennebec Registry of Deeds at Book 1943 Page 265.

IN WITNESS WHEREOF, I, the said **EDWARD L. SALMON**, have hereunto set my hand and seal this 6th day of November, 2000.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord
Witness

Edward L. Salmon
EDWARD L. SALMON

ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

November 6, 2000

Personally appeared the above named **EDWARD L. SALMON** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord
NOTARY PUBLIC



WILLIAM P. DUBORD
Attorney At Law

(print name) Notary Public
My Commission Expires 6/26/2001

RECEIVED KENNEBEC SS.

2000 NOV -8 AM 9:00

ATTEST: Norma Reed Thomas
REGISTER OF DEEDS